



3 Field View House, Old School Walk,
York, North Yorkshire YO26 5TF

Guide Price £185,000


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Bishops Personal Agents offer For Sale this superb two bedroom first floor apartment, forming part of this modern development within this highly regarded residential area of Acomb, just off the ever popular Beckfield Lane, with easy access to the city centre and the outer ring road. Also with local shops, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. Ideal for a variety of purchasers including singles, couples and buy to let investors. The apartment itself, benefits from double glazing, intercom system and allocated parking. Has accommodation briefly comprising; Communal entrance hall with stairs to the first floor and above, private entrance hall with both an airing and storage cupboards, spacious living room, offering a very flexible space, with views over the playing field and farmland in the distance, opening to the modern fitted kitchen with a range of units and some integral appliances, a bathroom with a white three piece suit and two bedrooms complete the apartment. Situated on the fringes of this very popular location of Acomb with no onward chain! An early viewing is highly recommended, not to miss out on this fabulous apartment!

Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Entrance hall, airing cupboard with a boiler*, and a further storage cupboard. Doors leading to...

Living Room

14' 6" x 13' 8" (4.42m x 4.16m)

Double glazed window to rear and side aspects, tv point*, telephone point* and wall heater*. Door leading to...

Kitchen

9' 7" x 7' 6" (2.92m x 2.28m)

Fitted with a range of wall and floor units with matching work surfaces over, steel sink with mixer tap, electric cooker*, ceramic hob*, plumbing for a washing machine/dryer*, space for an upright fridge/freezer, double glazed window to rear aspect and wall heater*.

Bedroom 1

10' 4" x 9' 10" (3.15m x 2.99m)

Double glazed windows to front aspect and wall heater*.

Bedroom 2

10' 3" x 6' 10" (3.12m x 2.08m)

Double glazed windows to front aspect and wall heater*.

Bathroom

6' 5" x 6' 0" (1.95m x 1.83m)

Modern white suite comprising panelled bath with mains shower over*, pedestal wash hand basin, low level wc, extractor fan*, double glazed window to side aspect and heated towel rail*.

Outside

To the front of the building is a brick cycle/bin store, allocated parking and visitors parking.

Tenure

We have been informed by the vendor that the property is leasehold with a 155 year lease which commenced on Jan 1st 2007 with approx 138 years remaining. Management Company: Rendall and Rittner Management. Current service charge is £2040.45 per annum, from 1st April 2024 till March 2025 and ground rent of £304 per annum, 1st April 2024 till March 2025, which includes building insurance and maintenance of communal areas. This apartment can be let, but not as a holiday let. No pets are allowed, apart from a caged bird kept as a domestic pet. Details which should be checked at the time of purchase by a solicitor.



Agents Note

EPC rating C, Council tax band B

Broadband supplier: Talk Talk.

Broadband speed: Faster Fibre

Water supplier: Yorkshire Water.

Gas supplier: No gas.

Electricity supplier: Edf.





Energy performance certificate (EPC)

Apartment 3 Field View House
Old School Walk
YORK
YO26 5TF

Energy rating

C

Valid until: 22 August 2029

Certificate number: 0569-2867-7886-9221-2965

Property type

Mid-floor flat

Total floor area

54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

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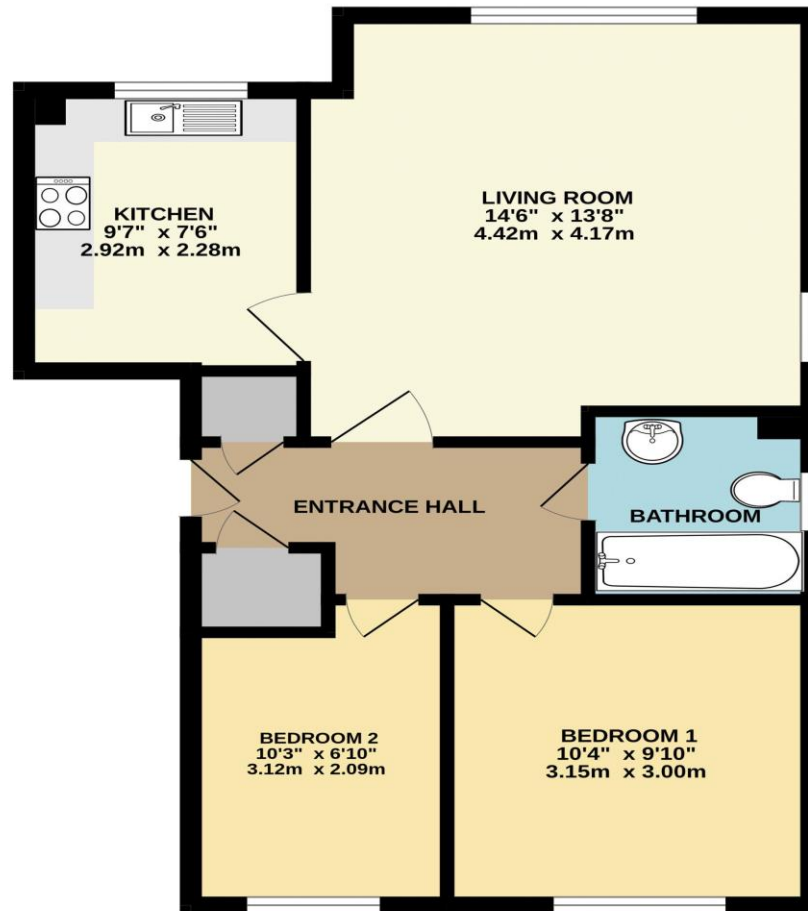
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APARTMENT FLOOR PLAN
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.